

ANDOVER BOARD OF REVIEW

APRIL 29, 2014 – MINUTES

The Annual Board of Review was convened by Mayor Mike Gamache at 7:20 p.m., Thursday, April 29, 2014, at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present:	Sheri Bukkila, Mike Knight, Julie Trude, and Tony Howard
Councilmembers absent:	None
Alternate Board Member:	Jim Dickinson, City Administrator
Also Present:	Jason Dagostino, Anoka County Residential Assessor John Leone, Anoka County Commercial Assessor Andrea Jones, Anoka County Residential Assessor

Mayor Gamache noted that official notices of the public meeting had been sent to the homes of residents and is posted outside the Council Chambers. He explained the purpose of the meeting and advised that they would only review assessments from the current year.

Mr. Dickinson noted that at the time of the meeting they have not received any appeal filings.

Jason Dagostino, Anoka County Residential Assessor, reported that valuation notices were sent out in March and he received 94 calls, last year 16 calls were received. He stated of the 94 calls he received this year, 21 reviews were conducted. He reported that in 2014, there were 296 good arms length residential sales, short sales and foreclosures are decreasing. He stated that overall the value of property within the County increased approximately 11.5 percent. The average sale price in Andover in 2012 was \$215,000, 2013 the average sale price was \$242,000. There were a lot more good sales and significantly fewer foreclosures, which were 143 in 2013. Bad sales are decreasing and good sales are increasing. He stated taxes have been remaining flat.

Mr. Dickinson stated at City Hall they had about 30 calls and the majority focused on the valuation increase and how this will affect the amount of their property taxes in the future.

Mayor Gamache stated a concern he had was with before the market crashed he felt his property value was too high and shortly after that, he felt it was too low and he wondered if the values were going up so fast again where it could result in another crash. Ms. Andrea Jones, Anoka County Residential Assessor stated the State of Minnesota Department of Revenue is starting to look forward in the sales values so they are starting to see a backward study in the last year.

They are taking what was previously assessed and looking forward to see if the market is changing.

Mayor Gamache thought the goal would be to get as close as you can get to the market value for the the assessed tax value. Mr. Dagostino stated they try to be at least at 95 percent.

John Leone, Anoka County Commercial Assessor, discussed some of the commercial transactions that had taken place in the past year in Andover and other vacant commercial properties in neighboring cities. He noted he did not have any calls, but noticed problems with the office condo values in Andover Station.

Councilmember Trude wondered what kinds of calls the County received this year. Mr. Dagostino stated this year most calls were questioning the valuation of their home. They had pockets that are hurting, such as the townhouses south of Target, while other townhouses are doing well north of Walmart.

No appeals were presented. The Board signed the meeting record for the Anoka County Assessor.

ADJOURN BOARD OF REVIEW

Motion by Councilmember Trude, Seconded by Councilmember Howard, to close the Board of Review meeting. Motion carried unanimously.

The meeting adjourned at 7:41 p.m.

Respectfully submitted,

Sue Osbeck

TimeSaver Off Site Secretarial, Inc.